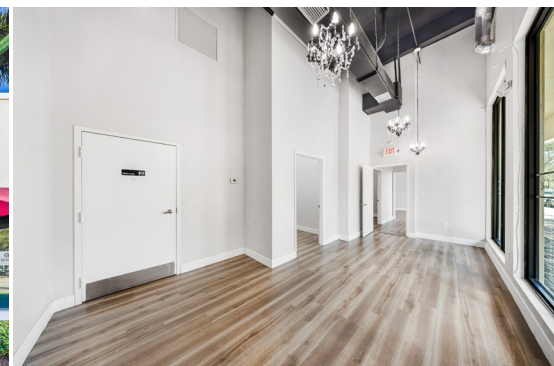


Palmetto Bay | US-1 corridor (high visibility, high traffic)


PROPERTY FOR LEASE 17225 S DIXIE HIGHWAY

## PROPERTY OVERVIEW

- Location: Palmetto Bay – US-1 corridor (high visibility, high traffic)
- Size: ±1,376 SF
- Use: Retail / office / salon / boutique / food concept
- Condition: Turnkey, adaptable layout
- Layout: Spacious, well-organized floor plan
- Restroom: Private ADA-compliant
- Ceilings: High ceilings
- Windows: Floor-to-ceiling impact-resistant glass
- Buildout: Previously sub shop; most recently hair salon
- Design: Modern architecture with refined boutique feel
- Natural Light: Abundant throughout
- Exposure: Positioned in a building with prime US-1 frontage
- Traffic: Benefits from strong on-site traffic and established tenant base
- Co-Tenancy: Located in building with Aromas del Peru
- Synergy: Dynamic tenant mix with cross-traffic potential
- Signage: Available
- Positioning: Versatile, well-appointed & ready for next concept



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